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APR 1 2016

Town of Grafton Planning Board
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

PLANNING BOARD
GRAFTON, MA

RE: Special Permit Application – 18 Taft Mill Road, Lot 40 for an Accessory Apartment

Dear Board Members,

My wife and I recently purchased the above mentioned property and are filing the attached application for an accessory apartment for use by my wife's parents (i.e., my "in-laws"). The accessory apartment already exists in the basement level of the house (including a walkout entrance) and was built under the previous owner, Charles R. Montgomery, Jr., whose accessory apartment use application was approved. Therefore, no construction or alterations to the property are required. The exterior of the home still looks like all of the "Blackstone Model" homes constructed in Brookmeadow Village and will not be changed; the attached application contains all information contained in the original application, including the Site Development Plan and Building Plans from the original owner. The property is tied into the municipal sewer system and the South Grafton Water District water system.

This parcel of land is approved as a *residential house lot* within Brookmeadow Village. The property will be occupied fully by a single-extended family as is the usual case with residential properties. The main house has four bedrooms and the accessory apartment has one bedroom. This property will not be used for business purposes so any shipping and receiving activities will be similar to other residential properties in the neighborhood. No construction or renovations are being proposed as part of this application and the property will remain *residential*. Sufficient off-street parking is provided. Refuse collection areas will be similar to the other homes in the vicinity. All Setback and Open Space Requirements have been met. There will be no significant impact to any public or private water supply. The property does not lie within a Multi-Family District, the Water Supply Overlay District, or a Flood Plain District.

Please contact me should you have any questions about the usage of this accessory apartment.

Sincerely,



Peter Halbrooks

Requested Waivers

Section 1.3.3.3 D

1) Name and address of the person(s) submitting the application

Peter Halbrooks, 18 Taft Mill Rd, South Grafton, MA 01560

2) Name and address of the owner of the property

Same as above

3) Present use(s) of the land and description of use(s) of existing building(s) thereon, if any

Residential home with an accessory apartment

4) Proposed use(s) of the land

Residential home with an accessory apartment

5) Proposed use(s) of existing buildings, if any

Residential home with an accessory apartment

6) Description and proposed use(s) of the proposed building(s), if any

This information is included in the application

7) Zoning District in which the parcel is located, including floodplain if applicable

Zone R40

8) Locus Map and north arrow

Included in the package

9) Title block containing: name of the project, applicant, property owner, property address and Assessor's Map/Lot number, date, name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan

No work is being proposed as the accessory apartment already exists. Information of the architect and previous owner is included in the application.

10) Wetland, Ponds, Streams, and other water bodies, including all applicable buffer zones

Waiver requested as no construction or alteration of the current property is being proposed

11) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet of the property lines

A list of abutters is included with this application

12) Existing and proposed topography at two-foot elevation intervals

Waiver requested

13) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any

Shown in application – no easements

14) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials

Waiver requested

15) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/landscaped areas

Waiver requested

16) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable

Waiver requested

17) Calculation of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity

No earth material is to be removed or filled on the property

18) Driveways and driveway openings/entrances

The current driveway will not be modified and is shown in the attached application.

19) Parking and loading spaces

Waiver requested. Parking will be typical of other single family residences in this neighborhood.

20. Show service areas and all facilities for screening.

This application is for a residential use. There will be no service areas or other facilities that will need to be screened.

21. Landscaping.

Waiver requested. The property has been landscaped in a similar manner to all the other single family residences in this neighborhood.

22. Lighting.

Waiver requested. Residential property owners are generally left to their own preferences when installing lighting on their property.

23. Proposed signs.

No signs are currently proposed.

24. Sewage, refuse, and other waste disposal

The house is already connected to municipal sewer.

25. Storm Water Management Facilities.

Waiver requested. The applicant requests that no additional drainage be shown on the proposed plan other than those facilities constructed for the Subdivision Roadway System. A complete Storm Water Management Plan was submitted during the subdivision process of Brookmeadow Village.

26. All structures and buildings associated with the proposed and existing use(s) on the property

The house is shown on the plot plan. No changes are proposed.

27. Exterior storage areas.

No exterior storage areas are currently proposed.

28. Utilities and their appurtenances (e.g., fire connections)

Public utilities exist for the existing home and apartment.

29. Provisions for dust and erosion control

Waiver requested.

30. Any existing vegetation

There will be no disruption to existing vegetation as no modifications to the property are being proposed.

31. Any other details

The accessory apartment already exists and is in excellent condition; no modification to the property is being proposed.

Section 1.3.3.3 E - Hydrogeological Study

The applicant requests a waiver from this regulation because a detailed Hydrogeological Study was submitted during the subdivision process.

Section 1.3.3.3 F

The applicant requests a waiver from having to prepare a report showing calculations of the volume of earth to be removed or delivered to the site. No work or construction is proposed.

Section 8.2.1

The applicant requests a waiver of the need for a Traffic Study. The purpose of this application is to obtain a permit allowing an accessory one-bedroom apartment to be occupied by the owner's parents-in-law, one of whom is disabled. The traffic generated by this couple will not impact peak traffic flows on the neighboring streets.